

ARTICLE ____

AMEND ZONING BYLAW-
SITE PLAN REVIEW APPLICABILITY

To see if the Town will vote to amend Section 9.5.2 of the Zoning Bylaw to make the site plan review process apply to any expansion of site coverage.

MOTION: That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows:

In section 9.5.2.1 insert at the end “or an increase in 500 SF or greater of site coverage” so that the amended section will now appear as follows:

9.5.2 Applicability. The following types of activities and uses require site plan review by the Planning Board or its designee:

1. Where required elsewhere in this bylaw, exterior construction or expansion of a structure resulting in an increase of 500 SF or greater of total building gross floor area or an increase in 500 SF or greater of site coverage.

DESCRIPTION: This article would clarify that the site plan review process applies to the expansion of structures other than buildings, in addition to the expansion of buildings. This was the intent when site plan review was instituted, but structures other than buildings do not have gross floor area so this is consistent with the original intent.